



Petition Number: 2206-DDP-19

Project Name: Slim Chicken's

Subject Property: 100 E Spring Mill Pointe Drive (the "Property")

Petitioner: CBRE by Weihe Engineers

Request: Detailed Development Plan review of a 4,095 SF restaurant on 1.17 acres +/- in the Spring Mill Pointe PUD District.

Current Zoning: Springmill Pointe PUD (Ord. [19-36](#))

Current Land Use: Undeveloped / Vacant

Approximate Acreage: 1.17 acres +/-

Property History: Original Zoning Ordinance (Ord. [19-36](#))
Overall Development Plan Docket # 1310-DP-14
Primary Plat Docket # 1310-SPP-06

Staff Reviewer: Weston Rogers, Associate Planner

Exhibits: 1) Staff Report
2) Location Map
3) Site Plan
4) Landscape Plan
5) Building Elevations

PROCEDURAL – Detail Development Plan

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

BACKGROUND

The Springmill Pointe PUD district ordinance 19-36 was originally approved in 2019. The subject property located within this PUD was previously included as part of Primary Plat 1310-SPP-06 and Overall Development Plan 1310-DP-14 – both approved in 2013.



The filed Detailed Development Plan 2206-DDP-19 proposes 4,095 SF restaurant, exterior patio, surface parking, and other related improvements.

DEVELOPMENT PLAN – General Plan Requirements

Article 10.7(H)2 of the current Westfield UDO

The plans comply.

- 1) Title, scale, north arrow and date.
- 2) Proposed name of the development.
- 3) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 4) Address and legal description of the property.
- 5) Boundary lines of the property including all dimensions.
- 6) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 7) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 8) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 11) Layout, number, dimension and area (in square feet and acres) of all Lots and Out-lots with Building Setback Lines.
- 12) Location and dimensions of all existing structures and paved areas.
- 13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 14) Location of all Floodplain areas within the boundaries of the property.
- 15) Names of legal ditches and streams on or adjacent to the site.



- 16) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 17) Identify buildings proposed for demolition.
- 18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 19) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 20) Label Building Separation and/or / Building Setback Lines in relation to Front, Rear and Side Lot Lines
- 21) Misc.

DEVELOPMENT PLAN – Review Criteria

Article 10.7(E) of the current Westfield UDO

The plans comply.

- 22) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 23) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 24) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 25) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

SPRINGMILL POINTE PUD STANDARDS & GB: GENERAL BUSINESS UNDERLYING ZONING

(PUD Ord. 19-36)

The plans comply.

26) *Section 3 – Concept Plan*

27) *Section 4 – Illustrative Layout*

28) *Section 5 – Character Exhibit*

29) *Section 7 – Permitted Uses*

30) *Section 8 – General Regulations*

- a) Minimum Lot Frontage: 0 feet
- b) Minimum Lot Width: No Minimum
- c) Minimum Setback Lines
 - i) Front Yard – State Road 32 Right-of-way: 0 feet
 - ii) Front Yard – Austrian Pine Way and Springmill Pointe Drive: 30 feet
 - iii) Side Yard (internal): 0 feet
 - iv) Side Yard (abutting district perimeter): 20 feet
 - v) Rear Yard (internal): 0 feet

31) *Section 9 – Overlay Districts*

- a) Staggered Setbacks: A maximum of one (1) building shall exceed the Maximum Setback.
 - i) Said building shall contain a minimum of one hundred and fifty (150) linear feet of Building Façade fronting the State Highway Trail Corridor
 - ii) Said building shall not exceed forty percent (40%) of the State Highway 32 Trail Corridor Frontage on the Real Estate
 - iii) Said building shall have a maximum of three (3) rows of parking permitted between the building and the State Highway 32 Trail Corridor.

Comment: Please note that this requirement is not shown on the current proposed development and therefore will be required with forthcoming projects.

- b) Building Height Standards
 - i) The Minimum Gross Floor Area shall be four thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet.
- c) Mechanical/Utility Meter Screening

32) *Section 10 – Development Standards*

- a) Accessory Buildings
 - i) Trash enclosures shall be permitted within the Established Front Yard of the Access Road
- b) Architectural Standards

c) Landscaping Standards

- i) Foundation Planting requirements shall not apply to the Building Façade oriented towards the Access Road and where a drive-thru aisle is located. Additional planters located at the base of a building or attached to a façade shall be counted to meet the requirement.
- ii) External Street Frontage Landscaping requirements set forth in Article 6.8(M) of the UDO shall not apply. Trail Corridor planting requirements shall apply along State Highway 32.
- iii) Landscaping within Drainage and Utility Easements required by the Department of Public Works around the perimeter of Lots is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Community Development or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.
- iv) If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping; rather, the combined Parking Area shall be designed as a single parking Area and landscaped in accordance with the Interior Parking Area Landscaping requirements.

33) *Section 12 – Design Standards*

- a) A minimum four-hundred (400) square foot hardscaped area with seating shall be required on the Real Estate with a connection to the State Highway 32 Trail Corridor. The Pocket Park shall be installed no later than the occupancy of the building(s) on the development of fifty percent (50%) or more of the Real Estate.

Comment: Please note that this requirement is not shown on the current proposed development and therefore will be required with forthcoming projects.

STATE HIGHWAY 32 OVERLAY DISTRICT

Article 5.3 of the UDO

The plans comply.

34) Permitted Uses

35) Access Control Requirements

36) Setback Requirements:

- a) Maximum Setback: 120' from ROW line.



- b) Minimum Setback: 30' from ROW line. Signs shall be located a minimum of 30' from the State Highway 32 ROW line.

37) Accessory Buildings

38) Building Height Requirements:

- a) Maximum Building Height: No Maximum
- b) Minimum Building Height: 18'
- c) Multiple Stories: Multiple stories are encouraged, but not required

39) Building Size Requirements

- a) Minimum Gross Floor Area: 5,000 square feet

Comment: Superseded by Ord. 19-36, see PUD standards.

- b) Maximum Gross Floor Area: No maximum

40) Architectural Design Requirements:

- a) General Design Theme Standards
- b) Building Elevations
 - i) Defined Base/Foundation, middle/modulated wall, and pitched roof or articulated, three-dimensional cornice.
 - ii) Offsets: Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
 - iii) 360 Degree Architecture
 - iv) Openings
 - v) Gutters and Downspouts
 - vi) Roofs
 - (1) Pitched Roofs
 - (2) Flat Roofs
 - vii) Main Entrances



viii) Windows

ix) Awnings

x) Drive-thrus and Fueling Stations

xi) Building Materials

(1) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.

(2) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

xii) Accessory Buildings

41) Trail Corridor Requirements:

a) Trail Corridor Design Standards

b) Trail Corridor Plantings

i) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting

ii) Shade trees planted within the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet

iii) Landscaping within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.

c) Trail Corridor Mounds/Berms

42) Miscellaneous Requirements:

a) Loading Berths

b) Mechanical Equipment

i) Screening of mechanical equipment, satellite dishes and other similar improvements shall be completely and permanently screened from view of Rights-of-way and adjoining properties.

- ii) When attached to the ground, screening methods shall include a mound/berm or an opaque wall or fence enclosure of a material that matches or complements the Principal Building to which it is appurtenant.
 - iii) When roof-mounted, screening methods shall include parapet walls, enclosures or other similar architectural treatment that matches or complements the Principal Building to which it is appurtenant.
- c) Walls and Fencing

DEVELOPMENT STANDARDS

Chapter 6 of UDO

The plans comply.

- 43) Accessory Use and Building Standards (Article 6.1)
- 44) Architectural Standards (Article 6.3)
- 45) Building Standards (Article 6.4)
- 46) Height Standards (Article 6.6)
- 47) Landscaping Standards (Article 6.8)
 - (C) Content of Landscape Plan
 - (F) Selection, Installation, and Maintenance of Plant Materials
 - (G) General Landscaping Design Standards
 - (L) Foundation Plantings
 - (O) Parking Area Landscaping
- 48) Lighting Standards (Article 6.9)
- 49) Lot Standards (Article 6.10)
- 50) Outside Storage and Display (Article 6.12)
- 51) Outdoor Café and Eating Areas (Article 6.13)
- 52) Parking and Loading Standards (Article 6.14)
- 53) Setback Standards (Article 6.16)
- 54) Sign Standards (Article 6.17)
- 55) Vision Clearance Standards (Article 6.19)
- 56) Yard Standards (Article 6.21)

DESIGN STANDARDS

Chapter 8 of UDO

The plans comply.

- 57) Block Standards (Article 8.1)
- 58) Easement Standards (Article 8.3)
- 59) Monument and Marker Standards (Article 8.5)
- 60) Open Space and Amenity Standards (Article 8.6)
- 61) Pedestrian Network Standards (Article 8.7)
- 62) Storm Water Standards (Article 8.8)
- 63) Street and Right-of-Way Standards (Article 8.9)
- 64) Street Light Standards (Article 8.10)
- 65) Street Sign Standards (Article 8.11)
- 66) Surety Standards (Article 8.12)
- 67) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) **The plans as presented comply with the applicable zoning ordinances.**
- 2) **Action: Approve Detailed Development Plan 2206-DDP-19 with the following condition:**
 - **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.**
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov.